



**CITY OF LODI  
COUNCIL COMMUNICATION**

TM

**AGENDA TITLE:** Set Public Hearing for July 21, 2004 to Consider Adoption of the Amended Impact Mitigation Fee for Streets and Roads and Amended Exhibits I and J of the Development Impact Fee Update Study, October 2001

**MEETING DATE:** June 16, 2004

**PREPARED BY:** Public Works Director

**RECOMMENDED ACTION:** That the City Council set a public hearing for July 21, 2004 to consider adoption of the amended Impact Mitigation Fee for Streets and Roads and amended Exhibits I and J of the Development Impact Fee Update Study, October 2001.

**BACKGROUND INFORMATION:** City Council adopted Resolution 2001-242 amending Development Impact Mitigation Fees for all developments within the City on October 17, 2001. The report, "Development Impact Fee Update Study", prepared by Harris & Associates, was benchmarked to June 30, 1999 for determining future IMF program capital expenditures. The fees set by Resolution 2001-242 included an adjustment to January 1, 2001 using the ENR Twenty Cities Construction Cost Index. Subsequently, all IMF fees have been adjusted using that ENR index on January 1, 2002, January 1, 2003, and January 1, 2004.

In the report, "Development Impact Fee Update Study", one facility cost in the Streets and Road category was inadvertently excluded from the listing of program costs shown in Exhibit I of the report. The program cost not included was the fair share cost assigned to new development for street and road facilities constructed prior to 1991 with excess capacity to serve new development. The revised Exhibit I is attached and the added facility cost is shown in bold on Page 3.

As of June 30, 1999, the total cost of all street and road facility projects should have been \$20,393,443. Subtracting from that the fund balance on June 30, 1999 of \$1,937,111 leaves a Streets and Road funding requirement of \$18,456,332. Therefore, the calculation of the updated fee should have set the base fee for low density residential development at \$8,139 per acre of development, an increase of 6.85%. The suite of Streets and Road Fees (as of June 30, 1999) is provided in revised Exhibit J of the report, "Development Impact Fee Update Study" and serves to amend the report. Exhibit One presents the listing of Streets and Road Fees for the Council to adopt by resolution that have been adjusted using the ENR index for the period of June 30, 1999 to January 1, 2004.

**FUNDING:** Not applicable.

Richard C. Prima, Jr.  
Public Works Director

Prepared by F. Wally Sandelin, City Engineer  
RCP/FWS/pmf  
Attachments

**APPROVED:**   
H. Dixon Flynn, City Manager

**EXHIBIT "I" (PAGE 1 OF 3)**  
**(Project Cost as of June 30, 1999)**  
**(Revised July 21, 2004)**

**Streets/Roads/Traffic Projects**  
**City of Lodi Capital Improvement Program**

<u><b>Project #</b></u>	<u><b>Title</b></u>	<u><b>Status</b></u>	<u><b>Projected Cost</b></u>
MTSI 001	Kettleman Lane Restriping - Lower Sac. Rd. to Ham Ln.	Open	\$ 55,000
MTSI 002	Kettleman Lane Restriping - Ham Ln. to Stockton St.	Open	\$ 55,000
MTSI 003	Kettleman Lane Restriping - Stockton St. to Cherokee Ln.	Open	\$ 29,000
MTSI 004	Kettleman Lane / State Rte. 99 Interchange	Open	\$ 4,921,000
MTSI 005	Kettleman Lane Widening - Phase 2	Open	\$ 771,000
MTSI 006	Lower Sacramento Rd. Widening from Turner Rd. to Lodi Ave.	Open	\$ 361,000
MTSI 007	Lower Sacramento Rd. Widening from Lodi Ave. to Taylor Rd.	Open	\$ 253,000
MTSI 008	Lower Sacramento Rd. Widening from Taylor Rd. to Kettleman Ln.	Open	\$ 288,000
MTSI 009	Lower Sacramento Rd. Widening from Kettleman Ln. to Orchis Dr.	Open	\$ 299,000
MTSI 010	Lower Sacramento Rd. Widening from Orchis Dr. to Century Blvd.	Open	\$ 247,000
MTSI 011	Lower Sacramento Rd. Widening from Century Blvd. To Kristen Ct.	Open	\$ 381,000
MTSI 012	Lower Sacramento Rd. Widening from Kristen Ct. to Harney Lane	Open	\$ 165,000
MTSI 013	Harney Lane Widening from Lower Sacramento Road to Mills	Open	\$ 457,000
MTSI 014	Harney Lane Widening from WID Crossing to Lower Sacramento Road	Open	\$ 292,000
MTSI 015	Harney Lane Widening from WID Crossing to Hutchins Street	Open	\$ 149,000
MTSI 016	Harney Lane Widening from Hutchins St. to Stockton St.	Open	\$ 215,000
MTSI 017	Harney Lane Widening from Stockton St. to Cherokee Lane	Open	\$ 248,000
MTSI 018	Harney Lane Widening from Lower Sacramento Rd. to west City boundary	Open	\$ 303,000
MTSI 019	Project Study Report	Completed	\$ -
MTSI 020	SR 99 at Turner Road - Interchange Improvements	Open	\$ 1,907,000
MTSI 021	Lodi Avenue Restriping	Open	\$ 31,000
MTSI 022	Lodi Avenue Construction	Completed	\$ -
MTSI 023	Turner Road Restriping	Not In Program	\$ -
MTSI 024	Turner Road Construction	Open	\$ 34,000
MTSI 025	Century Boulevard Widening	Open	\$ 113,000
MTSI 026	Century Boulevard Construction	Completed	\$ -
MTSI 027	Stockton Street Widening	Partially Completed	\$ 73,000
MTSI 028	Guild Avenue Construction	Partially Completed	\$ 487,000
MTSI 029	Turner Road Widening	Completed	\$ -
MTSI 030	Lodi Avenue Widening	Partially Completed	\$ 131,000
MTSI 031	Kettleman Lane Widening	Open	\$ 153,000

**EXHIBIT "I" (PAGE 2 OF 3)**  
**(Project Cost as of June 30, 1999)**  
**(Revised July 21, 2004)**

**Streets/Roads/Traffic Projects**  
**City of Lodi Capital Improvement Program**

<b><u>Project #</u></b>	<b><u>Title</u></b>	<b><u>Status</u></b>	<b><u>Projected Cost</u></b>
MTSI 032	Lockford Street Widening	Open	\$ 1,645,000
MTSI 033	Victor Road - SR 99 tp CCT Railroad Co.	Open	\$ 444,000
MTSO 001	Master Traffic System - Traffic System Master Plan 1987	Completed	\$ -
MTSO 002	Master Traffic System - Traffic System Master Plan 2001	Open	\$ 26,000
MTSO 003	Master Traffic System - Five Year CIP Update 2010	Open	\$ 26,000
MTSO 004	Public Works Admin. Building Expansion [1]	Open	\$ 322,000
MTSO 005	Public Works Storage Facility [1]	Open	\$ 162,000
MTSO 006	Public Works Garage/Wash Facility [1]	Open	\$ 288,000
MTS 001	Traffic Signal @ Turner Road & Lower Sacramento Road	Partially Completed	\$ 47,000
MTS 002	Traffic Signal @ Turner Road & SR 99 Southbound Ramp	Open	\$ 123,000
MTS 003	Traffic Signal @ Victor Road & Cluff Avenue	Completed	\$ -
MTS 004	Traffic Signal @ Lodi Avenue & Lower Sacramento Road	Partially Completed	\$ 48,500
MTS 005	Traffic Signal @ Lodi Avenue & Mills Avenue	Open	\$ 62,000
MTS 006	Traffic Signal @ Lower Sacramento Road & Vine Street	Completed	\$ -
MTS 007	Traffic Signal @ Kettleman Lane & Mills Avenue	Completed	\$ -
MTS 008	Traffic Signal @ Kettleman Lane & SR 99 Southbound Ramp	Completed	\$ -
MTS 009	Traffic Signal @ Kettleman Lane & Beckman Road	Completed	\$ -
MTS 010	Traffic Signal @ Lower Sacramento Road & Harney Lane	Open	\$ 124,000
MTS 011	Traffic Signal @ Harney Lane & Mills Avenue	Open	\$ 117,000
MTS 012	Traffic Signal @ Harney Lane & Ham Lane	Open	\$ 117,000
MTS 013	Traffic Signal @ Harney Lane & Stockton Street	Open	\$ 58,500
MTS 014	Traffic Signal @ Elm Street & Lower Sacramento Road	Partially Completed	\$ 64,000
MTS 015	Traffic Signal @ Lockeford Street & Stockton Street	Open	\$ 58,500
MTS 016	Traffic Signal @ Turner Road & Stockton Street	Completed	\$ -
MTS 017	Traffic Signal @ Pine Street & Stockton Street	Open	\$ 58,500
MTS 018	Traffic Signal @ Turner Road & Mills Avenue	Completed	\$ -
MTS 019	Traffic Signal @ Turner Road & Edgewood	Open	\$ 58,500
MTS 020	Traffic Signal @ Kettleman Lane & Central Avenue	Completed	\$ -
MTS 021	Traffic Signal @ Elm Street & Mills Avenue	Open	\$ 58,500
MTS 022	Traffic Signal @ Cherokee Lane & Vine Street	Open	\$ 68,500
MTS 023	Traffic Signal @ Ham Lane & Century Boulevard	Open	\$ 62,000
MTS 024	Traffic Signal @ Cherokee Lane & Elm Street	Open	\$ 68,500
MTS 025	Traffic Signal @ Lower Sacramnto Rd & Tokay	Open	\$ 162,000
MTS 026	Traffic Signal @ Lower Sacramnto Rd & Kettleman Lane	Open	\$ 259,000

**EXHIBIT "I" (PAGE 3 OF 3)**  
**(Project Cost as of June 30, 1999)**  
**(Revised July 21, 2004)**

**Streets/Roads/Traffic Projects**  
**City of Lodi Capital Improvement Program**

<u><b>Project #</b></u>	<u><b>Title</b></u>	<u><b>Status</b></u>	<u><b>Projected Cost</b></u>
[1] Funding shared equally by Water, Sewer and Streets programs.			
MBC 001	Box Culvert - WID Canal, Lower Sacramento Road, South of Lodi Ave.	Open	\$ 316,000
MBC 002	Box Culvert - WID Canal, Turner Road, South of Lodi Avenue	Open	\$ 97,500
MBC 003	Box Culvert - WID Canal, Mills Avenue, South of Vine Street	Completed	\$ -
MBC 004	Box Culvert - WID Canal, Harney Lane, West of Hutchins Street	Open	\$ 280,000
MRRX 001	RR Crossing - Lower Sacramento Road, North of Turner Road	Open	\$ 114,000
MRRX 004	RR Crossing -Guild Avenue, intersection of Guild Ave. & Lockeford St.	Open	\$ 228,000
MRRX 005	RR Crossing - Victor Rd., CCT RR Co, East of Guild Ave.	Open	\$ 248,000
MRRX 006	RR Crossing - Beckman Road, intersection of Beckman & Lodi Avenue	Open	\$ 253,000
MRRX 007	RR Crossing -Guild Avenue, intersection of Guild Ave. & Lodi Avenue	Open	\$ 233,000
MRRX 008	RR Crossing - Cluff Avenue, intersection of Cluff & Thurman St.	Completed	\$ -
MRRX 009	RR Crossing - Kettleman Lane, East of Guild Avenue	Open	\$ 254,000
MRRX 010	RR Crossing - Harney Lane, East of Hutchins Street	Open	\$ 241,000
<b>New Development Share of Existing Facilities</b>		<b>Partially Completed</b>	<b>\$ 1,182,943</b>
<b>Total Project Costs =</b>			<b>\$ 20,393,443</b>

Note: Open Projects are those that have not yet been undertaken

**EXHIBIT "J"**  
**SUMMARY OF DEVELOPMENT IMPACT FEES**  
**STREETS/ROADS/TRAFFIC**  
**(As of June 30, 1999)**  
**(Revised July 21, 2004)**

<b>LAND USE CATEGORIES</b>	<b>Unit</b>	<b>RAE</b>	<b>Fee</b>
<b><u>RESIDENTIAL</u></b>			
Low Density	Acre	1.00	\$8,139
Medium Density	Acre	1.96	\$15,953
High Density	Acre	3.05	\$24,824
<b><u>PLANNED RESIDENTIAL</u></b>			
Low Density	Acre	1.00	\$8,139
Medium Density	Acre	1.96	\$15,953
High Density	Acre	3.05	\$24,824
<b><u>COMMERCIAL</u></b>			
Retail Commercial	Acre	2.08	\$16,929
Office Commercial	Acre	3.27	\$26,615
<b><u>INDUSTRIAL</u></b>			
Light Industrial	Acre	2.00	\$16,278
Heavy Industrial	Acre	1.27	\$10,337

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Source: City of Lodi, Public Works Department

Exhibit One  
Development Impact Mitigation Fees  
Streets and Roads  
(as of January 1, 2004)

<b>LAND USE CATEGORIES</b>	<b>Unit</b>	<b>RAE</b>	<b>Fee</b>
<b><u>RESIDENTIAL</u></b>			
Low Density	Acre	1.00	\$9,142
Medium Density	Acre	1.96	\$17,920
High Density	Acre	3.05	\$27,884
<b><u>PLANNED RESIDENTIAL</u></b>			
Low Density	Acre	1.00	\$9,142
Medium Density	Acre	1.96	\$17,920
High Density	Acre	3.05	\$27,884
<b><u>COMMERCIAL</u></b>			
Retail Commercial	Acre	2.08	\$19,016
Office Commercial	Acre	3.27	\$29,896
<b><u>INDUSTRIAL</u></b>			
Light Industrial	Acre	2.00	\$18,285
Heavy Industrial	Acre	1.27	\$11,611

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Source: City of Lodi, Public Works Department



# CITY OF LODI

Carnegie Forum  
305 West Pine Street, Lodi

## NOTICE OF PUBLIC HEARING

Date: July 21, 2004

Time: 7:00 p.m.

For information regarding this notice please contact:

**Susan J. Blackston**

City Clerk

Telephone: (209) 333-6702

**EXHIBIT A**

### NOTICE OF PUBLIC HEARING

NOTICE IS HEREBY GIVEN that on **Wednesday, July 21, 2004** at the hour of 7:00 p.m., or as soon thereafter as the matter may be heard, the City Council will conduct a Public Hearing at the Carnegie Forum, 305 West Pine Street, Lodi, to consider the following matter:

- a) to consider Adoption of the Amended Impact Mitigation Fee for Streets and Roads and Amended Exhibits I and J of the Development Impact Fee Update Study, October 2001

Information regarding this item may be obtained in the office of the Public Works Department, 221 West Pine Street, Lodi, California. All interested persons are invited to present their views and comments on this matter. Written statements may be filed with the City Clerk at any time prior to the hearing scheduled herein, and oral statements may be made at said hearing.

If you challenge the subject matter in court, you may be limited to raising only those issues you or someone else raised at the Public Hearing described in this notice or in written correspondence delivered to the City Clerk, 221 West Pine Street, at or prior to the Public Hearing.

By Order of the Lodi City Council:

Susan J. Blackston  
City Clerk

Dated: **June 17, 2004**

Approved as to form:

D. Stephen Schwabauer  
Interim City Attorney

# EXHIBIT D

FRED BAKER  
PO BOX 1510  
LODI CA 95241-1510  
|||

EDWARD BARKETT  
ATLAS PROPERTIES INC  
2800 W MARCH LN STE 250  
STOCKTON CA 95219-8218  
|||

DELMAR BATCH  
11174 N DAVIS RD  
LODI CA 95242  
|||

ENNIS BENNETT & JIM JACOBSON  
ENNETT DEVELOPMENT  
77 S HAM LN  
LODI CA 95242  
|||

BROWMAN DEVELOPMENT  
100 SWAN WY STE 206  
OAKLAND CA 94621  
|||

STEVE SINNOCK  
KJELDSSEN SINNOCK & NEUDECK  
PO BOX 844  
STOCKTON CA 95201-0844  
|||

ECIL DILLON  
DILLON & MURPHY ENGINEERING  
PO BOX 2180  
LODI CA 95241-2180  
|||

DALE GILLESPIE  
GEWEKE PROPERTIES  
PO BOX 1210  
LODI CA 95241  
|||

LOWELL FLEMMER  
KATZAKIAN WILLIAMS SHERMAN  
777 S HAM LN STE A  
LODI CA 95242  
|||

JOHN GIANNONI  
GIANNONI DEVELOPMENT  
500 W EL CAMINO AVE STE 192  
SACRAMENTO CA 95833  
|||

MARK CHANDLER EXEC DIR  
LODI WOODBRIDGE GRAPE COMM  
2575 W TURNER RD  
LODI CA 95242  
|||

STEVE ROBERTS  
HARRIS & ASSOCIATES  
35 E 10TH ST STE A  
TRACY CA 95376  
|||

JEFFREY KIRST  
KAY DEVELOPMENT INC  
PO BOX 1259  
WOODBRIDGE CA 95258  
|||

MAMIE STARR  
LUSD  
1305 E VINE ST  
LODI CA 95240  
|||

TERRY PIAZZA & STEVE PECHIN  
323 W ELM ST  
LODI CA 95240  
|||

MARRELL SASAKI  
SASAKI REAL ESTATE APPRAISALS  
806 W KETTLEMAN LN STE 1  
LODI CA 95242  
|||

RON THOMAS  
R THOMAS DEVELOPMENT INC  
PO BOX 1598  
LODI CA 95241-1598  
|||

LEX CORALES  
SIEGFRIED & ASSOCIATES  
4045 CORONADO AVE  
STOCKTON CA 95204  
|||

VENTLAND SNIDER MCINTOSH  
01 S HAM LN STE A  
LODI CA 95242  
|||

LWM SOUTHWEST INC  
PO BOX 414  
PACIFIC PALISADES CA 90272  
|||

TOM DOUCETTE  
FRONTIERS  
2375 W MARCH LN  
STOCKTON CA 95207  
|||

RUSS MUNSON  
VINE & ROSES  
505 W TURNER RD  
LODI CA 95242  
|||

TOM DAVIS  
LEE & ASSOCIATES  
241 FRANK WEST CIR STE 300  
STOCKTON CA 95206  
|||

KEN SHARRAR  
BIA OF THE DELTA  
1150 W ROBINHOOD DR STE 4C  
STOCKTON CA 95207  
|||

MICHAEL E LOCKE CEO  
SAN JOAQUIN PARTNERSHIP  
800 W MARCH LN STE 470  
STOCKTON CA 95219  
|||

WILLIAM T MITCHELL  
THE MITCHELL GROUP  
1801 OAKLAND BLVD STE 210  
WALNUT CREEK CA 94596  
|||

CHUCK EASTERLING  
HESELSTINE REALTY  
222 W LOCKEFORD ST STE 3  
LODI CA 95240  
|||

PAT PATRICK  
LODI CHAMBER OF COMMERCE  
5 S SCHOOL ST  
LODI CA 95240  
|||

DR CHRIS KESZLER  
816 W LODI AVE  
LODI CA 95240  
|||

SEAN CRAWFORD  
PACIFIC BELL  
2300 EIGHT MILE ROAD  
STOCKTON CA 95210  
|||



***Please immediately confirm receipt  
of this fax by calling 333-6702***

CITY OF LODI  
P. O. BOX 3006  
LODI, CALIFORNIA 95241-1910

**ADVERTISING INSTRUCTIONS**

**SUBJECT:** SET PUBLIC HEARING FOR JULY 21, 2004 TO CONSIDER ADOPTION OF THE  
AMENDED IMPACT MITIGATION FEE FOR STREETS AND ROADS AND AMENDED  
EXHIBITS I AND J OF THE DEVELOPMENT IMPACT FEE UPDATE STUDY, OCTOBER  
2001

**LEGAL AD**

**PUBLISH DATES:** FRIDAY, JUNE 25, 2004  
FRIDAY, JULY 2, 2004

**TEAR SHEETS WANTED:** Three (3) please

**SEND AFFIDAVIT AND BILL TO:**

SUSAN BLACKSTON, CITY CLERK  
City of Lodi  
P.O. Box 3006  
Lodi, CA 95241-1910

**DATED:** THURSDAY, JUNE 17, 2004

**ORDERED BY:**

  
PATRICIA OCHOA  
ADMINISTRATIVE CLERK

JACQUELINE L. TAYLOR, CMC  
DEPUTY CITY CLERK

JENNIFER M. PERRIN, CMC  
DEPUTY CITY CLERK

**Verify Appearance of this Legal in the Newspaper – Copy to File**

**PLEASE SEND PROOF OF ADVERTISEMENT. THANK YOU!!**

LNS Diane Faxed to the Sentinel at 369-1084 at 2:00 (time) on 6-17-04 (date) 10 (pages)  
Phoned to confirm receipt of all pages at 4:32 (time) Jac PO Tricia Jen (initials)



## **DECLARATION OF POSTING**

### **PUBLIC HEARING TO CONSIDER THE ADOPTION OF THE AMENDED IMPACT MITIGATION FEE FOR STREETS AND ROADS AND AMENDED EXHIBITS I AND J OF THE DEVELOPMENT IMPACT FEE UPDATE STUDY, OCTOBER 2001**

On Thursday, June 17, 2004, in the City of Lodi, San Joaquin County, California, a copy of the notice to set public hearing for July 21, 2004, to consider Adoption of the Amended Exhibits I and J of the Development Impact Fee Update Study, October 2001 (attached hereto, marked Exhibit "A") was posted at the following four locations:

Lodi Public Library  
Lodi City Clerk's Office  
Lodi City Hall Lobby  
Lodi Carnegie Forum

I declare under penalty of perjury that the foregoing is true and correct.

Executed on June 17, 2004, at Lodi, California.

ORDERED BY:

**SUSAN J. BLACKSTON**  
**CITY CLERK**

---

Jacqueline L. Taylor  
Deputy City Clerk

A handwritten signature in cursive script that reads "Patricia Ochoa".

Patricia Ochoa  
Administrative Clerk

---

Jennifer M. Perrin  
Deputy City Clerk



## **DECLARATION OF MAILING**

### **PUBLIC HEARING TO CONSIDER ADOPTION OF THE AMENDED IMPACT MITIGATION FEE FOR STREETS AND ROADS AND AMENDED EXHIBITS I AND J OF THE DEVELOPMENT IMPACT FEE UPDATE STUDY, OCTOBER 2001**

On June 17, 2004, in the City of Lodi, San Joaquin County, California, I deposited in the United States mail, envelopes with first-class postage prepaid thereon, containing a letter regarding to consider Adoption of the Amended Impact Mitigation Fee for Streets and Roads and Amended Exhibits I and J of the Development Impact Fee Update Study, October, 2001, marked Exhibit "A"; said envelopes were addressed as is more particularly shown on Exhibit "B" attached hereto.

There is a regular daily communication by mail between the City of Lodi, California, and the places to which said envelopes were addressed.

I declare under penalty of perjury that the foregoing is true and correct.

Executed on June 17, 2004, at Lodi, California.


ORDERED BY:

**SUSAN BLACKSTON  
CITY CLERK, CITY OF LODI**

ORDERED BY:

\_\_\_\_\_  
JACQUELINE L. TAYLOR  
DEPUTY CITY CLERK

\_\_\_\_\_  
JENNIFER M. PERRIN  
DEPUTY CITY CLERK

  
\_\_\_\_\_  
PATRICIA OCHOA  
ADMINISTRATIVE CLERK



# CITY OF LODI COUNCIL COMMUNICATION

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**MEETING DATE:** June 16, 2004

**PREPARED BY:** Public Works Director

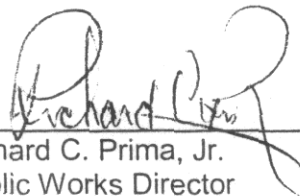
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**FUNDING:** Not applicable.

  
Richard C. Prima, Jr.  
Public Works Director

Prepared by F. Wally Sandelin, City Engineer  
RCP/FWS/pmf  
Attachments

**APPROVED:**   
H. Dixon Flynn, City Manager

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**(Revised July 21, 2004)**

**Streets/Roads/Traffic Projects**  
**City of Lodi Capital Improvement Program**

<u>Project #</u>	<u>Title</u>	<u>Status</u>	<u>Projected Cost</u>
MTSI 032	Lockford Street Widening	Open	\$ 1,645,000
MTSI 033	Victor Road - SR 99 tp CCT Railroad Co.	Open	\$ 444,000
MTSO 001	Master Traffic System - Traffic System Master Plan 1987	Completed	\$ -
MTSO 002	Master Traffic System - Traffic System Master Plan 2001	Open	\$ 26,000
MTSO 003	Master Traffic System - Five Year CIP Update 2010	Open	\$ 26,000
MTSO 004	Public Works Admin. Building Expansion [1]	Open	\$ 322,000
MTSO 005	Public Works Storage Facility [1]	Open	\$ 162,000
MTSO 006	Public Works Garage/Wash Facility [1]	Open	\$ 288,000
MTS 001	Traffic Signal @ Turner Road & Lower Sacramento Road	Partially Completed	\$ 47,000
MTS 002	Traffic Signal @ Turner Road & SR 99 Southbound Ramp	Open	\$ 123,000
MTS 003	Traffic Signal @ Victor Road & Cluff Avenue	Completed	\$ -
MTS 004	Traffic Signal @ Lodi Avenue & Lower Sacramento Road	Partially Completed	\$ 48,500
MTS 005	Traffic Signal @ Lodi Avenue & Mills Avenue	Open	\$ 62,000
MTS 006	Traffic Signal @ Lower Sacramento Road & Vine Street	Completed	\$ -
MTS 007	Traffic Signal @ Kettleman Lane & Mills Avenue	Completed	\$ -
MTS 008	Traffic Signal @ Kettleman Lane & SR 99 Southbound Ramp	Completed	\$ -
MTS 009	Traffic Signal @ Kettleman Lane & Beckman Road	Completed	\$ -
MTS 010	Traffic Signal @ Lower Sacramento Road & Harney Lane	Open	\$ 124,000
MTS 011	Traffic Signal @ Harney Lane & Mills Avenue	Open	\$ 117,000
MTS 012	Traffic Signal @ Harney Lane & Ham Lane	Open	\$ 117,000
MTS 013	Traffic Signal @ Harney Lane & Stockton Street	Open	\$ 58,500
MTS 014	Traffic Signal @ Elm Street & Lower Sacramento Road	Partially Completed	\$ 64,000
MTS 015	Traffic Signal @ Lockford Street & Stockton Street	Open	\$ 58,500
MTS 016	Traffic Signal @ Turner Road & Stockton Street	Completed	\$ -
MTS 017	Traffic Signal @ Pine Street & Stockton Street	Open	\$ 58,500
MTS 018	Traffic Signal @ Turner Road & Mills Avenue	Completed	\$ -
MTS 019	Traffic Signal @ Turner Road & Edgewood	Open	\$ 58,500
MTS 020	Traffic Signal @ Kettleman Lane & Central Avenue	Completed	\$ -
MTS 021	Traffic Signal @ Elm Street & Mills Avenue	Open	\$ 58,500
MTS 022	Traffic Signal @ Cherokee Lane & Vine Street	Open	\$ 68,500
MTS 023	Traffic Signal @ Ham Lane & Century Boulevard	Open	\$ 62,000
MTS 024	Traffic Signal @ Cherokee Lane & Elm Street	Open	\$ 68,500
MTS 025	Traffic Signal @ Lower Sacramento Rd & Tokay	Open	\$ 162,000
MTS 026	Traffic Signal @ Lower Sacramento Rd & Kettleman Lane	Open	\$ 259,000

**EXHIBIT "I" (PAGE 3 OF 3)**  
**(Project Cost as of June 30, 1999)**  
**(Revised July 21, 2004)**

**Streets/Roads/Traffic Projects**  
**City of Lodi Capital Improvement Program**

<u>Project #</u>	<u>Title</u>	<u>Status</u>	<u>Projected Cost</u>
[1] Funding shared equally by Water, Sewer and Streets programs.			
MBC 001	Box Culvert - WID Canal, Lower Sacramento Road, South of Lodi Ave.	Open	\$ 316,000
MBC 002	Box Culvert - WID Canal, Turner Road, South of Lodi Avenue	Open	\$ 97,500
MBC 003	Box Culvert - WID Canal, Mills Avenue, South of Vine Street	Completed	\$ -
MBC 004	Box Culvert - WID Canal, Harney Lane, West of Hutchins Street	Open	\$ 280,000
MRRX 001	RR Crossing - Lower Sacramento Road, North of Turner Road	Open	\$ 114,000
MRRX 004	RR Crossing -Guild Avenue, intersection of Guild Ave. & Lockeford St.	Open	\$ 228,000
MRRX 005	RR Crossing - Victor Rd., CCT RR Co, East of Guild Ave.	Open	\$ 248,000
MRRX 006	RR Crossing - Beckman Road, intersection of Beckman & Lodi Avenue	Open	\$ 253,000
MRRX 007	RR Crossing -Guild Avenue, intersection of Guild Ave. & Lodi Avenue	Open	\$ 233,000
MRRX 008	RR Crossing - Cluff Avenue, intersection of Cluff & Thurman St.	Completed	\$ -
MRRX 009	RR Crossing - Kettleman Lane, East of Guild Avenue	Open	\$ 254,000
MRRX 010	RR Crossing - Harney Lane, East of Hutchins Street	Open	\$ 241,000
<b>New Development Share of Existing Facilities</b>		<b>Partially Completed</b>	<b>\$ 1,182,943</b>
<b>Total Project Costs =</b>			<b>\$ 20,393,443</b>

Note: Open Projects are those that have not yet been undertaken

**EXHIBIT "J"**  
**SUMMARY OF DEVELOPMENT IMPACT FEES**  
**STREETS/ROADS/TRAFFIC**  
 (As of June 30, 1999)  
 (Revised July 21, 2004)

LAND USE CATEGORIES	Unit	RAE	Fee
<b><u>RESIDENTIAL</u></b>			
Low Density	Acre	1.00	\$8,139
Medium Density	Acre	1.96	\$15,953
High Density	Acre	3.05	\$24,824
<b><u>PLANNED RESIDENTIAL</u></b>			
Low Density	Acre	1.00	\$8,139
Medium Density	Acre	1.96	\$15,953
High Density	Acre	3.05	\$24,824
<b><u>COMMERCIAL</u></b>			
Retail Commercial	Acre	2.08	\$16,929
Office Commercial	Acre	3.27	\$26,615
<b><u>INDUSTRIAL</u></b>			
Light Industrial	Acre	2.00	\$16,278
Heavy Industrial	Acre	1.27	\$10,337

Source: City of Lodi, Public Works Department

Exhibit One  
Development Impact Mitigation Fees  
Streets and Roads  
(as of January 1, 2004)

LAND USE CATEGORIES	Unit	RAE	Fee
<b><u>RESIDENTIAL</u></b>			
Low Density	Acre	1.00	\$9,142
Medium Density	Acre	1.96	\$17,920
High Density	Acre	3.05	\$27,884
<b><u>PLANNED RESIDENTIAL</u></b>			
Low Density	Acre	1.00	\$9,142
Medium Density	Acre	1.96	\$17,920
High Density	Acre	3.05	\$27,884
<b><u>COMMERCIAL</u></b>			
Retail Commercial	Acre	2.08	\$19,016
Office Commercial	Acre	3.27	\$29,896
<b><u>INDUSTRIAL</u></b>			
Light Industrial	Acre	2.00	\$18,285
Heavy Industrial	Acre	1.27	\$11,611

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Source: City of Lodi, Public Works Department